

Last Revised: 9/9/04

## I. Minimum Submission Requirements

1. Three sets of construction documents of adequate size provided. ☐Yes ☐No
2. Fairfax County cover sheet attached to each set and completely filled out. ☐Yes ☐No ☐NA
3. Designer holds a valid license in Virginia. ☐Yes ☐No ☐NA
4. Cover sheet and drawings bear A/E seal and original signature. ☐Yes ☐No ☐NA
5. Required evaluation reports, certification letters, worksheets, etc. are attached to each set of drawings. ☐Yes ☐No ☐NA

## II. Site / Proffers / Soils

### Site:

1. Grading plan submitted. ☐Yes, date \_\_\_\_\_ ☐No ☐NA
  - a. Land Development Services approved the grading plan. ☐Yes ☐No
  - b. Footprint of SFD matches that on drawings. ☐Yes ☐No
  - c. Soils data is provided. ☐Yes ☐No ☐NA
2. Plat submitted (additions only). ☐Yes ☐No ☐NA
3. Subdivision/site plan submitted. ☐Yes, date \_\_\_\_\_ ☐No ☐NA
  - a. Footprint of SFD or townhouse matches that on drawings. ☐Yes ☐No
  - b. Soils data provided. ☐Yes ☐No
  - c. Flood plain study. ☐Yes ☐No
4. Is SFD, townhouse, or addition located in a flood plain. ☐Yes ☐No

### Proffers:

5. Building related proffers. ☐Yes ☐No
  - a. If yes: ☐ Affordable dwelling units. ☐Yes ☐No  
☐ Sound transmission class rating. ☐Yes ☐No  
☐ Architectural appearance  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_
  - b. Proffer requirements are incorporated into the drawings. ☐Yes ☐No ☐NA
  - c. Letters of compliance from the designer are attached to each set of drawings: ☐Yes ☐No

### Soils:

6. Soils report required. ☐Yes ☐No
7. Soils report provided. ☐Yes ☐No
8. Soil types on grading plan/subdivision plan match design criteria noted on the cover sheet and drawings ☐Yes ☐No
9. Problem soils. ☐Yes ☐No
10. Soil types: ☐ GW, GP, SW, SP Problem Class: ☐A ☐B ☐C ☐NA  
☐ GM, GC, SM, SM-SC, ML  
☐ SC, MH, ML-CL, inorganic CL
11. Unmapped soils. ☐Yes ☐No

## III. Energy

1. Energy worksheet/printout attached: ☐Yes ☐No
2. Energy compliance method: ☐trade-off ☐percent glazing ☐Res-check
3. Worksheets completed correctly. ☐Yes ☐No
4. R-values from worksheets match those shown on drawings. ☐Yes ☐No
5. Exterior walls with R-19 are constructed of 2x6 studs. ☐Yes ☐No ☐NA
6. Rafters/floors with R-30 or R-38 have a minimum depth of 9½". ☐Yes ☐No ☐NA

#### IV. Building Planning

1. Building height: ☐1 ☐2 ☐3 ☐4 stories. If 4 stories, sprinkler systems is provided. ☐Yes ☐No
2. Design loads noted on cover sheet and drawings match and meet Fairfax County criteria, R302.2. ☐Yes ☐No
3. Location on lot, R302: ☐Fire separation distance is greater than or equal to 5'.  
☐Fire separation distance is less than 5'. Rated exterior wall design: \_\_\_\_\_ opening percentage: \_\_\_\_\_ %
4. Bathroom ventilation provided (R303.3) per ☐glazing ☐mechanical.
5. Safety glazing provided at the following locations per R308.4:
  - a. Doors and sidelights. ☐Yes ☐No ☐NA
  - b. Tub/shower enclosures and adjacent windows. ☐Yes ☐No ☐NA
  - c. Adjacent a walking surface per R308.4 #7. ☐Yes ☐No ☐NA
  - d. Other location: \_\_\_\_\_
6. Garage. ☐Yes ☐No ☐NA
  - a. Door to living space per R309.1. ☐Yes ☐No
  - b. Separation per R309.2:  $\frac{5}{8}$ " type X to living space above ☐Yes ☐No ☐NA  
 $\frac{1}{2}$ " to adjacent living space ☐Yes ☐No
  - c. Floor surface slopes to garage doors, R309.2. ☐Yes ☐No
  - d. Concrete slab compressive strength = 3,500 PSI per Table R402.2. ☐Yes ☐No
7. Emergency egress, R310.1:
  - a. In bedrooms. ☐Yes ☐No
  - b. In finished basements. ☐Yes ☐No ☐NA
  - c. In unfinished basements. ☐Yes ☐No ☐NA If no, note must be provided on drawings:  
"Basement is not intended to be finished in the future."
  - d. Window wells for basement egress per R310.2. ☐Yes ☐No ☐NA
8. Main egress door is 36" x 80" minimum, R311. ☐Yes ☐No
9. All stairways per R314 (as amended by USBC). ☐Yes ☐No
10. Enclosed area under stairways is protected per R314.8. ☐Yes ☐No ☐NA
11. All handrails per R315. ☐Yes ☐No
12. All guards per R316. ☐Yes ☐No
13. Smoke alarms provided in all locations required by R317. ☐Yes ☐No
14. Townhouse separation provided per R321. ☐Yes, design: \_\_\_\_\_ ☐No ☐NA
15. Construction complies is flood-resistant per R327, FEMA and DPZ. ☐Yes ☐No ☐NA

#### V. Foundations

1. Allowable bearing pressure: \_\_\_\_\_ PSF (2000 PSF max. unless verified by soils data.)
2. Allowable bearing pressure in soils report (if applicable), on the cover sheet, and in the drawings match. ☐Yes ☐No
3. Footings:
  - a. Exterior wall footing size per R403.1. ☐Yes ☐No
  - b. Minimum depth adequate per R403.1.4. ☐Yes ☐No
  - c. Interior spread footing size adequate for column load. ☐Yes ☐No ☐NA
  - d. Interior bearing wall footings/thickened slab sized adequate for wall load. ☐Yes ☐No ☐NA
4. Lateral earth pressure: \_\_\_\_\_ PCF
5. Lateral earth pressure in soils report (if applicable), on the cover sheet, and in the drawings match. ☐Yes ☐No ☐NA (crawl space or slab-on-grade only)
6. Foundation walls. ☐Yes ☐No (crawl space or slab-on-grade only)
  - a. Height and thickness of wall and height of backfill noted on the cover sheet match dimensions shown in the drawings. ☐Yes ☐No
  - b. Wall design adequate per Tables R404.1.1(1) – R404.1.1(4). ☐Yes ☐No
  - c. Other basement wall systems provided: \_\_\_\_\_
7. Foundation anchorage per R403.1.6. ☐Yes ☐No
8. Foundation drainage per R405. ☐Yes ☐No ☐NA
9. Foundation waterproofing/dampproofing per R406. ☐Yes ☐No ☐NA

10. Standard steel pipe columns. ☐Yes ☐No If yes, drawings must note "standard AISC pipe columns."
11. Adjustable steel pipe columns. ☐Yes ☐No If yes:
- Point loads for each column provided on drawings. ☐Yes ☐No
  - Corresponding valid evaluation report for column is attached. ☐Yes ☐No
  - Point loads are less than allowable loads noted in the evaluation report. ☐Yes ☐No
12. Wood columns are adequate per R407.3 or AF&PA NDS. ☐Yes ☐No ☐NA
13. Detail of attachment of columns to footing and floor system above is provided. ☐Yes ☐No ☐NA
14. Crawl space. ☐Yes ☐No If yes:
- Ventilation is provided per R408.2. ☐Yes ☐No
  - Access is provided per R408.3. ☐Yes ☐No

## VI. Floors

- Garage floor: ☐Framed slab/grade beams. ☐Slab-on-grade.
  - Grade beam and turned-down slabs adequate per ACI 318. Reinforcement = \_\_\_\_\_
  - Framed slab adequate per ACI 318. Reinforcement = \_\_\_\_\_
- Front stoop: ☐Framed slab adequate per ACI 318. Reinforcement = \_\_\_\_\_  
☐Slab-on-grade.
- Steel beams. ☐Yes ☐No If yes:
  - Adequate per AISC LRFD or ASD. ☐Yes ☐No
  - Attachment detail of nailer plate to top flange provided. ☐Yes ☐No
- Dimensioned lumber beams/headers per R502.5 or AF&PA NDS. ☐Yes ☐No ☐NA
- Manufactured wood beams/headers (LVL, micro-lam) adequate per manufacturer's specifications.  
☐Yes ☐No ☐NA
- Floor joists: ☐Dimensioned lumber per R502.3  
☐Manufactured wood joists (TJI, GPI, etc.) per manufacturer's specifications. Size, series number and spacing noted on framing plans. ☐Yes ☐No  
☐Engineered floor trusses
- Floor sheathing per R503. ☐Yes ☐No
- Oversized tub, Jacuzzi or whirlpool. ☐Yes ☐No If yes:
  - Cut sheet attached. ☐Yes ☐No
  - Floor system is adequate for added tub load. ☐Yes ☐No
- The structural elements of each floor have a complete and adequate load path to the foundation.  
☐Yes ☐No
- Exterior deck is designed and detailed in accordance with the *Fairfax County Typical Deck Details*.  
☐Yes ☐No ☐NA

## VII. Wall Construction

- Exterior bearing walls are adequate per R602.3. ☐Yes ☐No
- Interior bearing walls are adequate per R602.4. ☐Yes ☐No
- Headers are adequate per R602.7. ☐Yes ☐No
- Lintel schedule for brick veneer is provided. ☐Yes ☐No ☐NA If yes:
  - Steel lintel sizes are adequate per Table R703.7.3. ☐Yes ☐No ☐NA
  - Precast lintels adequate per ACI 318. ☐Yes ☐No ☐NA
- Wall bracing:
  - Bracing panels per Table R602.10.1. ☐Yes ☐No
  - Continuous panels per R602.10.5. ☐Yes ☐No
  - Alternate panels per R602.10.6. ☐Yes ☐No
  - Other method is provided. Describe: \_\_\_\_\_
- Engineered lateral design:
  - Windward and leeward loads are applied to walls simultaneously. ☐Yes ☐No
  - Sheathing thickness and nailing pattern for shear walls and diaphragms is specified. ☐Yes ☐No
  - An adequate load path to the foundation is provided. ☐Yes ☐No
  - For additions, the existing house is being used to resist lateral load. A full lateral load analysis of the existing house is provided. ☐Yes ☐No

7. Two story exterior walls:
  - a. Framed with 2x6 studs. ☐Yes ☐No
  - b. Framed with 2x4 studs with bracing at midspan with adequately designed beam. ☐Yes ☐No
8. Exterior Insulation and Finish Systems (EIFS). ☐Yes ☐No If yes:
  - a. Cover sheet notes EIFS. ☐Yes ☐No
  - b. Valid evaluation report is attached. ☐Yes ☐No
  - c. Conditions of Use, as noted in the evaluation report, have been met. ☐Yes ☐No
  - d. EIFS detail sheets bear original signature and seal of a registered A/E. ☐Yes ☐No ☐NA

### VIII. Roof-Ceiling Construction

1. Roof framing is dimensioned lumber. ☐Yes ☐No If yes:
  - a. Ceiling joists and rafters are adequate per R802.2. ☐Yes ☐No
  - b. Horizontal thrust at exterior walls is resisted by: ☐Ceiling joists  
☐Rafter ties  
☐Not applicable; ridge beam is provided
2. Roof framing is comprised of manufactured wood rafters (TJI, GPI), and is adequate per manufacturer's specifications. ☐Yes ☐No
3. Roof framing is comprised of engineered wood truss system.
4. Ridge beam. ☐Yes ☐No If yes,
  - ☐Composed of dimensioned lumber and is adequate per table R502.5 or AF&PA NDS
  - ☐Composed of manufactured wood products (LVL, micro-lam) per manufacturer's specifications.
  - ☐Composed of other material(s): \_\_\_\_\_
5. Roof sheathing adequate per R803. ☐Yes ☐No
6. The structural elements of the roof have a complete and adequate load path to the foundation.  
☐Yes ☐No

### IX. Masonry Chimney/Fireplace

1. Termination of chimney per R1001.6. ☐Yes ☐No ☐NA
2. Cricket at roof per R1001.17. ☐Yes ☐No ☐NA
3. Chimney/fireplace is adequate per R1003. ☐Yes ☐No ☐NA
4. Cantilevered hearth is adequate per ACI 318. ☐Yes ☐No ☐NA If yes:  
 Reinforcement = \_\_\_\_\_
5. Lintel adequate per AISC LRFD or ASD. ☐Yes ☐No ☐NA

### X. Townhouse Mechanical, Electrical, Plumbing

1. Mechanical: Heat-loss, heat-gain worksheet (Manual J) is attached and completed correctly.  
☐Yes ☐No
2. Electrical: a separate panel box and meter is shown for each unit. ☐Yes ☐No
3. Plumbing: Subdivision plans indicate separate water meter and sewer connection for each dwelling.  
☐Yes ☐No